161.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,600 /	982,600
					USE VALUE:	982,600 /	982,600
					ASSESSED:	982,600 /	982,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNDAGE DANNY E/ETAL	
Owner 2:	CLARK CHERYL	
Owner 3:		
Street 1:	243 PARK AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Wood Shingle Exterior and 2926 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10601.000	491,200	600	490,800	982,600
Total Card	0.243	491,200	600	490,800	982,600
Total Parcel	0.243	491,200	600	490,800	982,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.85 | /Parcel: 335.85

Legal Description

User Acct 107388

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	491,200	600	10,601.	490,800	982,600		Year end	12/23/2021
2021	101	FV	476,600	600	10,601.	490,800	968,000		Year End Roll	12/10/2020
2020	101	FV	476,700	600	10,601.	490,800	968,100	968,100	Year End Roll	12/18/2019
2019	101	FV	352,700	600	10,601.	490,800	844,100	844,100	Year End Roll	1/3/2019
2018	101	FV	358,100	0	10,601.	434,700	792,800	792,800	Year End Roll	12/20/2017
2017	101	FV	358,100	0	10,601.	364,600	722,700	722,700	Year End Roll	1/3/2017
2016	101	FV	358,100	0	10,601.	364,600	722,700	722,700	Year End	1/4/2016
2015	101	FV	338,600	0	10,601.	315,500	654,100	654,100	Year End Roll	12/11/2014

!12584!

PRINT

Date	Time
12/30/21	15:11:50

LAST REV

Date	Time
09/27/18	11:37:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERTOCCI LUCY S	1155-176		5/23/1996		314,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1383	Re-Roof	13,900					Remove and replace
3/3/2005	163	Redo Bat	3,000			G6	GR FY06	
2/25/2002	94	Redo Bat	13,000	C				
5/19/1994	224	Manual	3,300	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
7/26/2018	MEAS&NOTICE	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
11/10/2008	Meas/Inspect	163	PATRIOT
10/13/2005	Permit Visit	BR	B Rossignol
1/11/2000	Inspected	276	PATRIOT
11/24/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10601		Sq. Ft.	Site		0	70.	0.66	8			Med. Tr	-5					490,791						490,800	

Total AC/HA:	0.24337	Total SF/SM:	10601	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	490,791	Spl Credit		Total:	490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03659797
Const Adj.:	0.98990101
Adj $ / SQ:	133.397
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603415
Depreciation:	112235
Depreciated Total:	491180

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

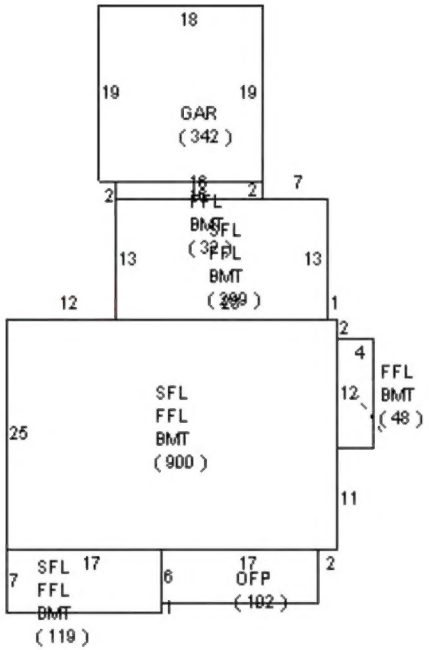
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.74
Special Features:	0	Val/Su Net:	107.77
Final Total:	491200	Val/Su SzAd	180.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,398	43.920	61,401
FFL	First Floor	1,398	133.400	186,489
SFL	Second Floor	1,318	133.400	175,817
GAR	Garage	342	22.080	7,553
OFP	Open Porch	102	32.350	3,299

Net Sketched Area:	4,558			Total:	434,559
Size Ad	2716	Gross Area	4558	FinArea	2926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600